

Basalt Creek
Plan Map/Text Amendment
(CN/RML)
PMA 20-0002/PTA 20-0005

March 8, 2021



CITY OF

TUALATIN OREGON

PROPOSAL

The applicant is requesting:

- Change in zoning map boundaries between Medium Low Density Residential (RML) and Neighborhood Commercial (CN) zones
- Eliminating restriction on locating CN zone within 300 feet of a school property



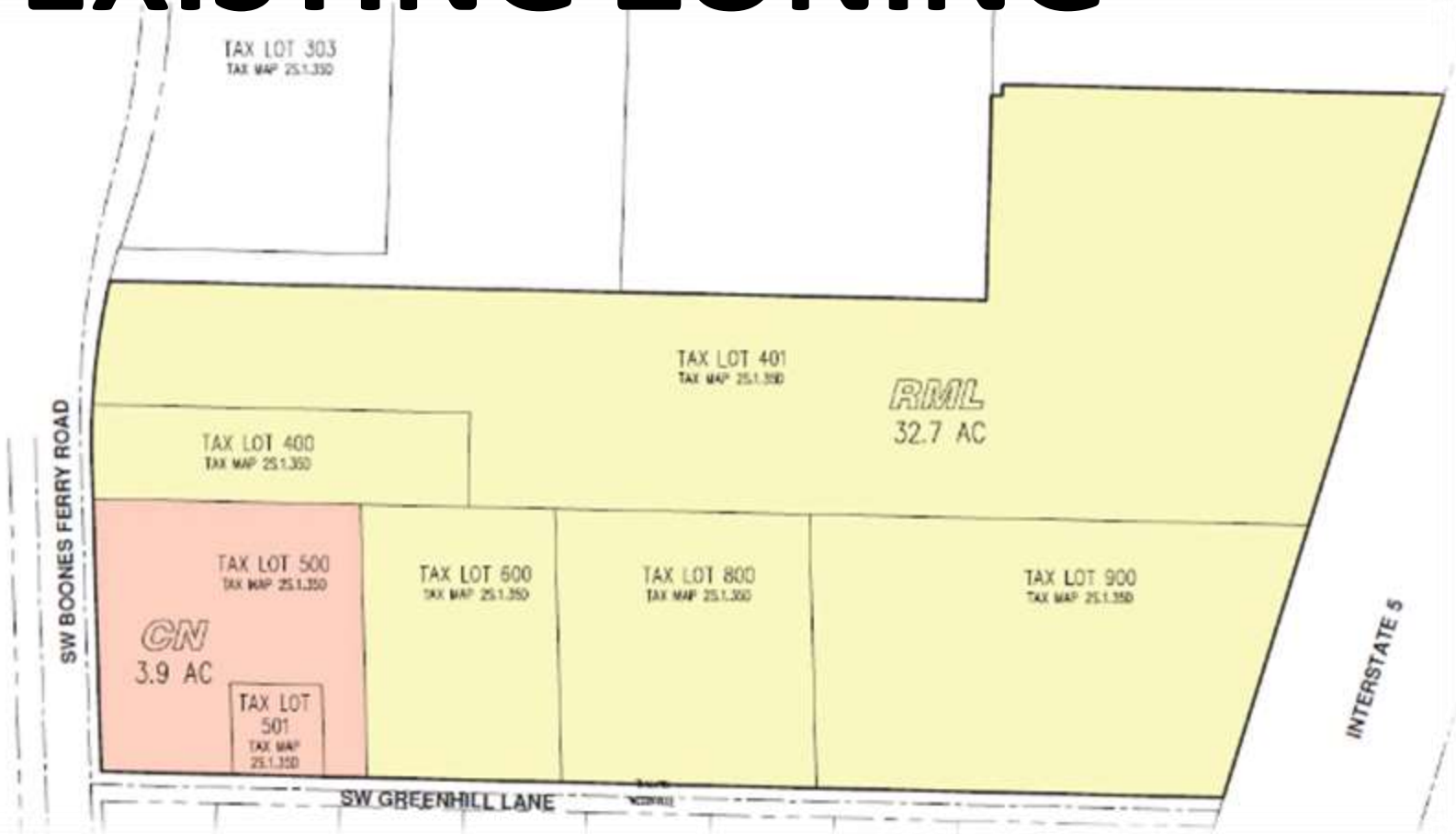
SUBJECT AREA



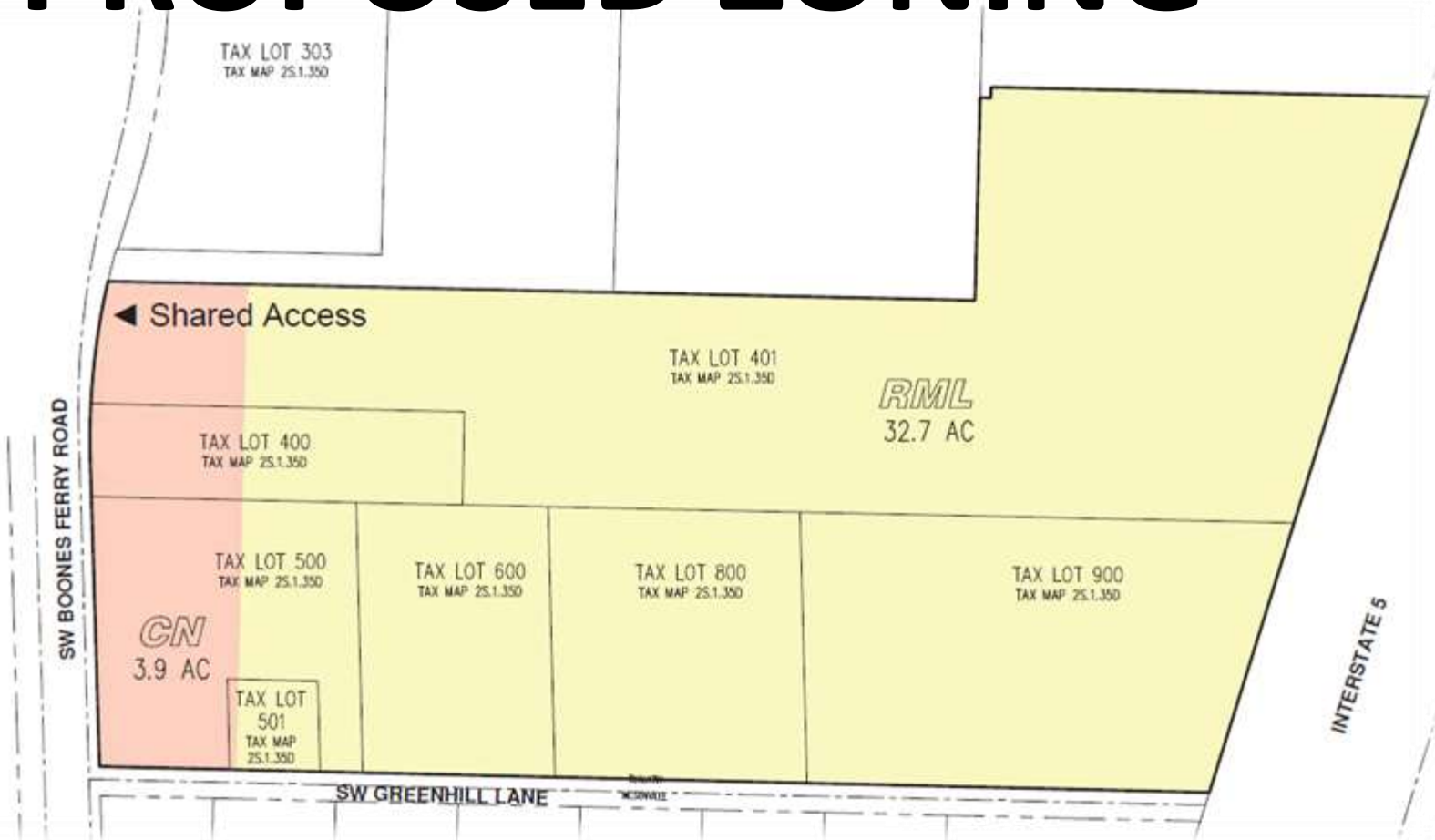
SUBJECT AREA



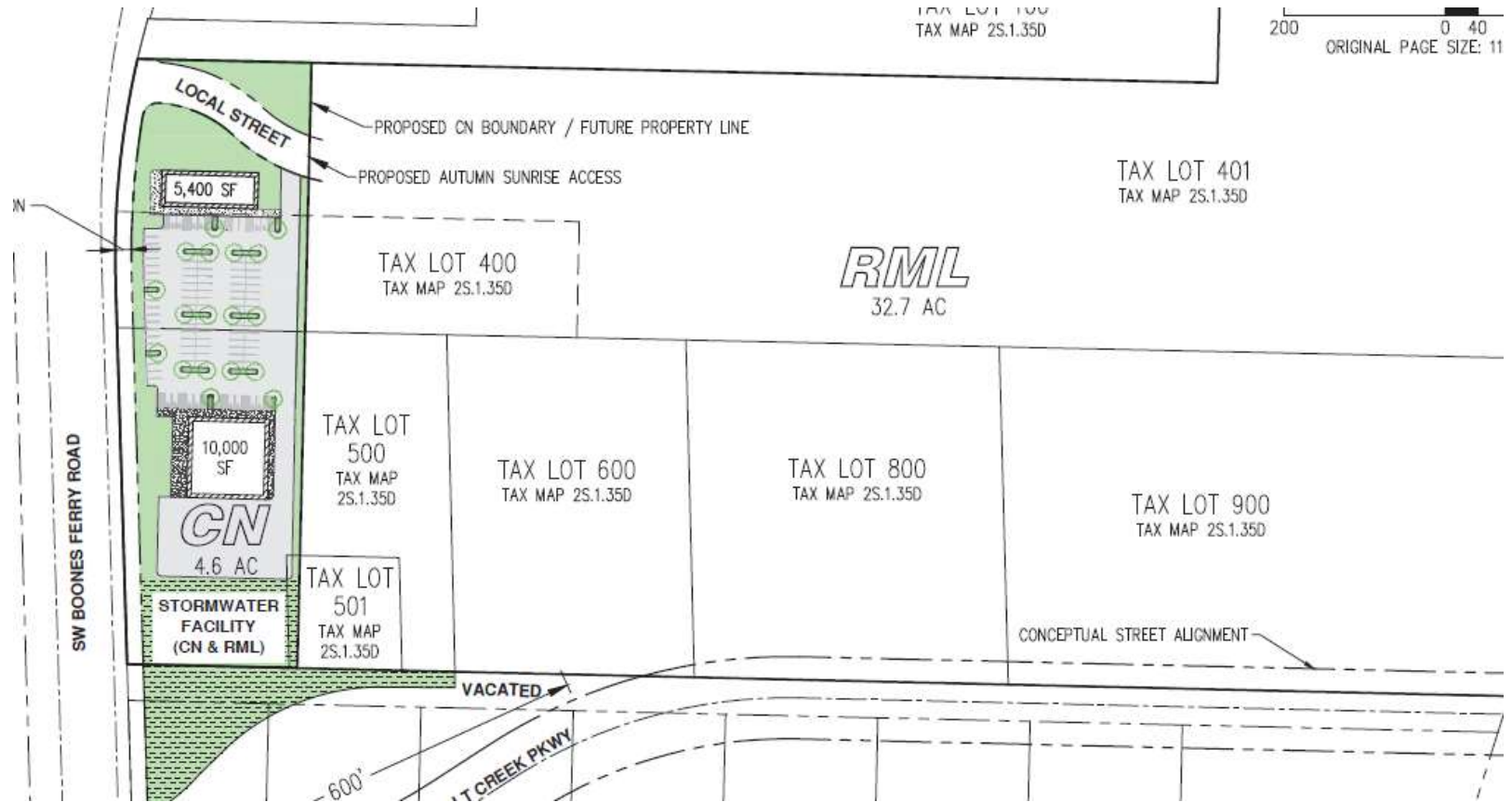
EXISTING ZONING



PROPOSED ZONING



CONCEPTUAL DEVELOPMENT DIAGRAM



TEXT AMENDMENT

TDC 51.110. - District Location Standards.

(1) *District Location.* ~~The boundaries of a CN district must be separated from school property by not less than 300 feet.~~ The boundaries of a CN District must be separated from all other CN, CC, and CG districts by at least 1,320 feet.

(2) *Street Frontage.* At least one-fourth of the total street frontage of the CN District area must be on an Arterial or Major Collector street.



TEXT AMENDMENT



CN ZONE USES

USE CATEGORY	LIMITATIONS AND CODE REFERENCES
RESIDENTIAL USE CATEGORIES	
Household Living	Permitted uses limited to one (1) dwelling unit for each business located on the lot.
COMMERCIAL USE CATEGORIES	
Retail Sales and Services	<p>Permitted uses limited to:</p> <ul style="list-style-type: none"> • General merchandise or variety stores; • Food stores, subject to TDC 51.210(1); • Drug store and pharmacy; • Laundry and dry cleaning, subject to TDC 51.210(2); • Beauty and barber shops; Shoe repair; and • Child day care center, subject to TDC 34.100. <p>All commercial uses subject to floor area limitation, see TDC 51.210(3).</p>
INSTITUTIONAL USE CATEGORIES	
Community Services	Permitted uses limited to a community center, community recreation facility, or community aquatic center, when open to the general public and operated by a non-profit community organization.
INFRASTRUCTURE AND UTILITIES USE CATEGORIES	
Greenways and Natural Areas	—
Transportation Facilities	—



APPLICABLE CRITERIA

- TDC 33.070 Highlights
 - Granting the Amendment is in the public interest
 - The Amendment conforms with Tualatin Community Plan
 - The Recommendation considers the characteristics of city, land development trends, health and safety, natural resources
 - The Amendment is consistent with Oregon Statewide Planning Goals and Administrative Rules



COUNCIL ACTION

Based on the Planning Commission's recommendation, the City Council is respectfully asked to:

- **Approve** the proposal (File No. PMA 20-0002/PTA 20-0005)
- *The Council may alternatively: make further modifications; deny the proposed amendments; or, continue the public hearing to a later date.*



QUESTIONS & DISCUSSION

